

TO LET

Highly Attractive Refurbished
1st Floor Office Accommodation
Fully Fitted, Furnished and
Networked, Abundant On Site
Parking

2,282 sq.ft. (212 sq.m.) -
6,319 sq.ft. (587 sq.m.)

**SOUTH HARRINGTON BUILDING
BRUNSWICK BUSINESS PARK
SEFTON STREET
LIVERPOOL
MERSEYSIDE**





► LOCATION

South Harrington is located on the popular and well established Brunswick Business Park on Sefton Street, approximately one mile to the South of Liverpool City Centre. The property is very prominently located fronting Sefton Street (A5036) one of the main arterial routes into the City Centre. The property offers excellent communication links via the A5036, being close to the M53 and the M57/ M58 and the Mersey Tunnels are located approximately 1.5 miles to the North. The area provides a mix of commercial, retail, leisure and residential uses and Greens Health Club is located opposite.

Public Transport links are excellent with Brunswick Merseyrail Station located opposite the business park and a number of local bus routes servicing the area. Liverpool John Lennon Airport is located approximately 7 miles to the South

► DESCRIPTION

The office accommodation is located on the 1st Floor of this former dockside warehouse and benefits from some striking features to include a brand new feature glass entrance, exposed original brickwork and an excellent amount of natural light which gives the accommodation a light and airy feel.



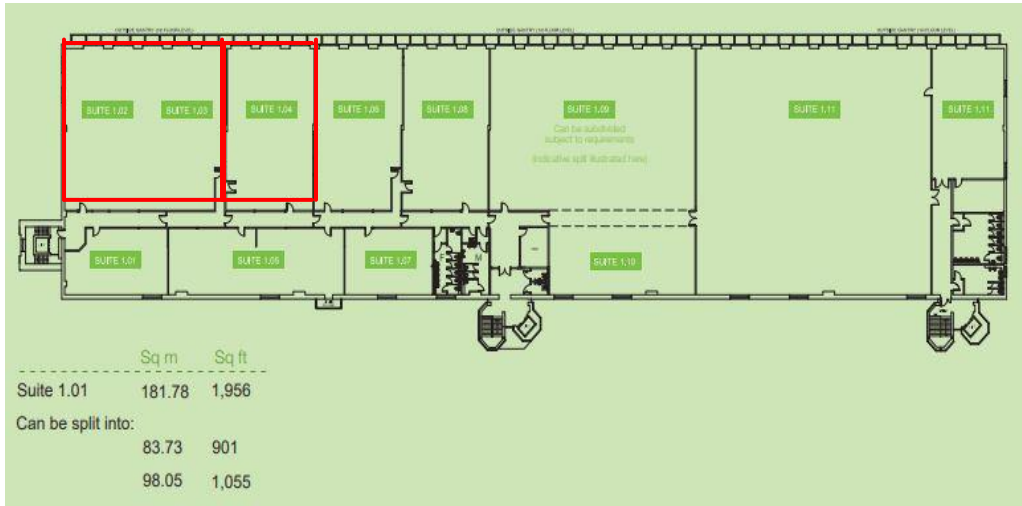
SPECIFICATION

Newly refurbished suites which have been finished to a high standard to include :-

- Suspended ceilings
- Comfort Cooling
- LG recessed lighting with PIR controls
- Carpeting throughout
- Door access control system
- Communal meeting / break out space



ACCOMMODATION



RENTAL

Upon Application.

TERMS

The suites are available on flexible lease terms.

RATES

The tenant will be responsible for business rates. For further information please contact Liverpool City Council Business Rates Department on 0151 225 3409.

VAT

VAT will be chargeable at the appropriate rate.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

LEGAL COSTS

Each party is to be responsible for their own legal costs and any stamp duty thereon in connection with the transaction.



CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

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www.hitchcockwright.co.uk

Details Prepared November 2024